

# Wisconsin Department of Regulation & Licensing

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## **BUREAU OF DIRECT LICENSING AND REAL ESTATE**

### **HOME INSPECTOR EXAMINATION REQUIREMENTS**

Wisconsin Home Inspector Statutes Test Specification		
Reference	Topic	# of Questions
440.08(2)(a)38g	Renewal Date	1
440.11	Change of name and address	1
440.97(4)	Definition: Home inspection	1
440.97(5)	Definition: Home inspection report	1
440.97(6)	Definition: Home inspector	1
440.97(7) & 440.975(2)	Definition: Technically exhaustive	1
440.9712(1)	Registration required for home inspectors	1
440.9712(1m)	Business entity - persons required to register	1
440.9712(2)	Use of title by business entity	1
440.974(2)	Continuing Education	1
440.975(1)	Reasonably competent and diligent inspection	1
440.975(2)	Access panel and disassembly of components	1
440.975(3)(a)-(b)	Written report to client - what has been inspected	1
440.975(3)(c)	Written report to client - significant adverse effect	1
440.975(4)(a)-(f)	Information not required to be reported to client	3
440.975(5)(a)-(b)	Information not allowed to be reported to client	1
440.975(6)(a)	Warranty or guarantee not required to be provided	1
440.975(6)(b)-(m)	Activities not required to be performed	4
440.975(7)(b)	Report only to client unless receive client's consent	1
440.975(7)(c)-(e)	Conflicts of interest	2
440.976	Disclaimer of liability not allowed	1
440.977(1) & 893.54	Length of liability of home inspectors	1
440.977(2)	Not liable to individual who is not a party to the transaction	1
440.978(2)(a)-(m)	Prohibited acts	3
RL 131.02(4)	Def: component	1
RL 131.02(5)	Def: cosmetic	1
RL 131.02(17)	Def: material adverse fact	1
RL 131.02(18) & (21)	Def: normal operating controls & operate	1
RL 131.02(25)	Def: recreational facilities	1
RL 132.05(2)	Failure to renew registration by the renewal date	1
RL 134.03(1)	Components included in an inspection: foundations	1
RL 134.03(2)	Components included in an inspection: columns	1
RL 134.03(3)	Components included in an inspection: flooring systems	1
RL 134.03(4)(a)1.-4.	Components included in an inspection: roofs	1
RL 134.03(4)(a)5.	Signs of leaks or abnormal condensation on components	1
RL 134.03(4)(b) & (c)	Components included in an inspection: roof - items not required	1
RL 134.03(5)(a)1.-3. & 6. & (5)(b)	Components included in an inspection: exteriors	1
RL 134.03(5)(a)4. & (5)(b)	Components included in an inspection: garage doors	1
RL 134.03(5)(a)5.	Components included in an inspection: decks, balconies, etc.	1
RL 134.03(5)(a)7.	Components included in an inspection: grading, drainage, etc.	1
RL 134.03(5)(c)	Components included in an inspection: exteriors - items not required	1

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RL 134.03(6)(a)1. & 3. & (6)(b)	Components included in an inspection: plumbing system	1
RL 134.03(6)(a)2.	Components included in an inspection: plumbing - drain, waste, vent, etc.	1
RL 134.03(6)(a)4.	Components included in an inspection: plumbing - fuel storage, etc.	1
RL 134.03(6)(c)	Components included in an inspection: plumbing - items not required	1
RL 134.03(7)(a)1.-3.	Components included in an inspection: electrical - service entrance, etc.	1
RL 134.03(7)(a)4.-5.	Components included in an inspection: electrical - amperage, branch circuit, etc.	1
RL 134.03(7)(a)7.-8.	Components included in an inspection: electrical - polarity, gfci, etc.	1
RL 134.03(7)(a)9.	Components included in an inspection: electrical - smoke detectors	1
RL 134.03(7)(b)	Components included in an inspection: electrical - items not required	1
RL 134.03(8)(a)	Components included in an inspection: interiors	1
RL 134.03(8)(b)	Components included in an inspection: interiors - items not required	1
RL 134.03(9)(a)-(b)	Components included in an inspection: heating systems	1
RL 134.03(9)(c)	Components included in an inspection: heating systems - items not required	1
RL 134.03(10)(a)	Components included in an inspection: central air conditioner	1
RL 134.03(10)(c)	Components included in an inspection: central air conditioner - items not required	1
RL 134.03(11)	Components included in an inspection: Insulation & Ventilation	2
Total		66

### Examination Results:

The Department of Regulation and Licensing will mail the exam results for the Statutes and Rules Exam to candidates within two weeks after the administration of the examination. Applicants must send the results of the National Home Inspector Examination to the Department when applicants have passed the examination.

### Examination Review:

An applicant who fails either the Statutes and Rules Exam may request a review of that examination by filing a written request with the Department of Regulation and Licensing within 30 days of the date on which the examination results were mailed. Examination reviews are by appointment only. The time for review shall be limited to one hour. During the review, an applicant shall be provided with a copy of the questions and a copy of the applicant's answer sheet with the correct answers marked.

### Evaluation and Fairness:

The content and process of these examinations and candidate performance statistics are regularly evaluated by the Department to assure that these examinations fairly and effectively assess competencies necessary to practice as a home inspector.

### Record Retention:

Answer sheets, examination products and examiner evaluation documents for the Statutes and Rules Exam are retained one year after the examination date. Records of specific examination content (examination file copies) are retained for five years.